



Solicitors & Estate Agents



Offers Over

£320,000

13 Glendevon Terrace

Balgreen | Edinburgh | EH12 5UW

A fantastic opportunity has arisen to purchase this beautifully presented and generously proportioned main door lower villa with driveway and private gardens to front and rear, pleasantly situated within the highly regarded district of Balgreen, close to excellent transport links and local amenities. The accommodation would appeal to a wide variety of buyers including the young professionals or those wishing to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private front & rear gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

The accommodation in brief comprises; welcoming entrance hallway, spacious and bright bay-windowed lounge/dining with lovely open fireplace and large built-in storage cupboard, modern fitted kitchen with pantry cupboard and door providing direct access to the private rear garden, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom with fitted wardrobes and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed Jan 2026) and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven, integrated hob, garden furniture and BBQ pergola.

Gardens & Driveway

To the front of the property lies a well maintained private garden together with a driveway providing off-street parking. A real feature of this property is the generous sized private garden to the rear which is laid with decking and artificial turf providing an ideal space to enjoy outside dining/relaxing.

Viewing

By appointment through Neilsons 0131 625 2222.





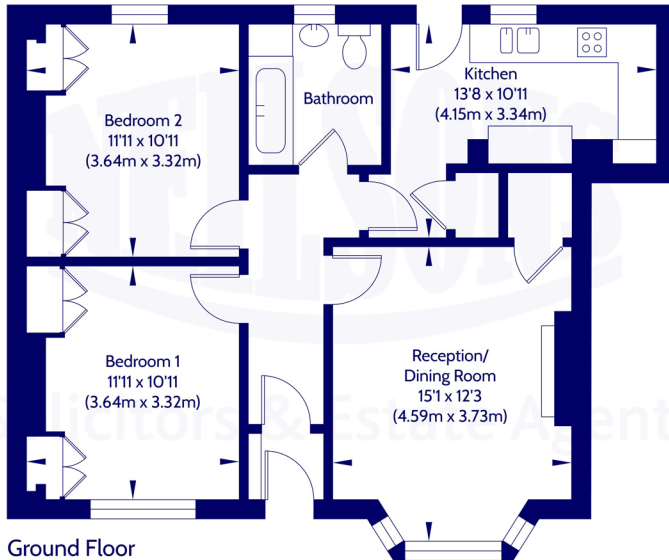
Location

Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 67 Sq M / 722 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

